# LEXINGTON AVE. CORNER SOLD BY POST ESTATE

dwellings known as 944 to 959 Lexington avenue. The property fronts 80.5 lext on Extraction avenue and 78 feet on Extry-ninth street, facing the Normal College block. G. B. Post acquired the houses in 1903 from the Mary B. Paynter estate for \$131,000.

#### POLICE CHIEF SELLS BREWERY.

John McCullagh, who was once Chief of Police and later State Superintendent of Elections, closed yesterday his first deal as a real estate broker. He sold the Liberty Brewing Company plant, formerly occupied by the Zeiltner Brewing Company, between Third and Fulton avenues, on the north side of 170th street. The property has a frontage of 280 feet on 170th street and nearly 200 feet on Fulton avenue, and includes eight large buildings. The sale was made for the Cottage Realty Company. De Witt C. Flanagan president, and it; and for the estate of George B. Turrell is understood that the property was John McCullagh, who was once Chief made for the Cottage Realty Company. De Witt C. Flanagan president, and it is understood that the property was bought in behalf of a syndicate of warehousemen, which is being organized by Charles H. Sproessig, Jr., a warehouseman engaged in business in the immediate vicinity for many years. The price paid is stated to be well above \$100,000, and it is understood that the entire plant will be remodelled into a fireproof warehouse. Guggenheimer, Untermyer & Marshall acted as attorneys for the sellers, and Arthur O. Ernst in a similar capacity for the buyers.

BUYING IN THE BRONX.

GRAND AVENUE.—Alice M. Mahoney has sold to Anton Fleck for \$7,500 the southwest corner of Grand avenue and 182d street, a plot 50x100, con-taining a two story frame dwelling on the westerly end.

#### BROOKLYN HOUSE SALES.

The dwelling at 1625 Ditmas avenue, northwest corner of East Seventeenth street, has been sold for Arthur Willstreet, has been sold for Arthur Wil-iams of the New York Edison Company to Edward A. Simmons of the Hotel Bossert for occupancy. It is a 4wo story and a half brick dwelling, cover-

ing a large plot of ground.

The Rockmore Realty Company has new development will start in a few

A frontage on Snyder avenue of 460 to Kathryn Caldwell.

A frontage on Snyder avenue of 460 to Kathryn Caldwell.

Pease & Eilliman have leased a lof feet extending from Thirty-eighth street at 148-150 East Forty-sec

pany has sold for Henry B. Batchis the one family dwelling on lot 20x80, on the west side of Eighth avenue, 40 feet South of Fifth street.

Thomas Kilcoyne has sold for H. Wil-Riccardi.

ner 1046 Fifty-sixth street, a two family house, to L. Schultz: for L. Marx the dwelling at 1525 Fifty-second street to A. Wolff: for G. Moore the plot, 40x109, on the south side of Forty-sixth street, for M. Meissner to A. Wolsk a plot 40x100, on Fifty-first street, 16 feet east of Fifteenth avenue Blakslee a plot, 40x160, on Forty-sev-A. Baunstein, and for M. Lipfield to L. K.

### The Post estate holdings at the northwest corner of Sixty-ninth street and Lexington avenue have been sold. They consist of four four story and basement Linknown - Former Chief McCul Unknown---Former Chief McCullough Sells Bronx Brewery

to nine rooms, including bath. It occupies a plot 100x111, with a parcel adjoining the rear about 40x50 feet, facing on an alley which leads to Avon avenue. It is proposed to alter the building on the rear plot and use it as a garage for the convenience of the tenants. The building is the largest high class apartment house in the secnear the Gramatan Hotel and the Bronx

#### MORE FLATS FOR HEIGHTS.

Plans were filed yesterday for two five story flats on the north side of 187th street, 125 feet east of St. Nicholas avenue, for the V. R. Building Corporation, Samuel Rosenberg president, Each will have a frontage of 50 feet and a depth of 82.10 feet. Charles B. Meyers is the architect and estimated the total cost at \$84,000. street, 125 feet east of St. Nicholas ave-

### BUSINESS PROPERTY LEASED.

wich Village.

bought fourteen lots on the east side of Eldert lane, 120 feet north of Glen street, which the company will improve enth avenue and Fourteenth street to the Programme Street to the Street to the Programme Street to the Stree with fourteen one family dwellings of attractive type. Each dwelling will occupy a plot of ground 18x100 feet. The sale was negotiated by Henry Rockmore, president of the Rockmore Realty Company. The property was sold by Col. William M. Griffith. Work on the new development will start in a few Cross & Brown Company, agents, the sixth floor at 16 West Forty-fifth street

lonsky, the front part of the sixth loft 22-24 West Twenty-seventh street to Adolph Ruff and the second loft at 41

> TENANTS FOR CITY HOMES. The Houghton Company has leased for the estate of John Sarre the three story and basement dwelling 31 West Ninety-first street to C. E. Hammond for a term of years.

### OWNERS STAND IN THE WAY.

Unwilling to Help City in William Street Subway Matter.

Borough President Marks conferred yesterday with Travis H. Whitney, secretary of the commission, concerning the proposed location of subway entrances on William street upon private property instead of upon the sidewalk and also concerning the substitution of new plans for subway ventilation in place of the present objectionable sidewalk gratings. The commission agreed that the location of the subway entrances on private property instead of on the public highway was best.

Mr. Whitney, speaking for the commission, said that it was the commission's policy to use private property for subway entrances where owners have been willing to convey the necessary rights for such use. In the case of William street the commission has thus far been unable to secure these rights on the proper terms. esterday with Travis H. Whitney, sec-

ights on the proper terms. Mr. Whitney suggests that the various organizations, including the Merchants Association, the Real Estate Board and the Allied Real Estate Interests, which the Allied Real Estate Interests, which have so vigorously aided President Marks in this connection, now should urge that the private property owners cooperate with the Public Service Com-

### GLEN ISLAND TO BE SOLD.

Popular Sound Resort to Go Under the Hammer Next Week.

Gien Island, for many years the home of the late John H. Starin and long one of the popular summer resorts for New Yorkers, is to be sold at auction by Jo-Yorkers, is to be sold at auction by Jo-seph P. Day in trustee male for the Glen Island Realty Company, a bankrupt. The sale will be held on June 18 on the island. It is located about 380 feet from the New Rochelle shore and is

from the New Rochelle shore and is completely surrounded by the waters of Long Island Sound.

The island consists of approximately eighty acres of land and twenty-five acres of riparian rights. Until the pres-ent season Glen Island has been oper-

# \$334,300 FOR SMALL BROOKLYN DWELLINGS

Eighty-two Planned During the Week, The large holdings west of University avenue practically shut off the possibility of further building in this direction. Chiefly Along Transit Routes---26 Other Buildings Listed.

Brooklyn builders have switched to ing on the south side of Carroll street, small dwellings. During the past week plans were filed for eighty-two, of which a row of seven two story brick dwell.

The entire equipment of the island, including the casino and cafe, Little Germany buildings and Starnburg castle, bathing pavillons, museum building, and eight buildings are contemplated, to and eight buildings are contemplated, to cost \$888,375. Of these eight are to be tenements, to cost \$257,000; eighty, ings, will be included in the sale.

BUY NEAR JAMAICA BAY.

Recent sales af Howard Beach Estates are a bungalow plot on Deer street near Egan avenue to Gustave Gertilinger of Aqueduct, and two business lots on Egan avenue at the station plaza to J.

J. Anton of Manhaites. story concrete factory, to cost \$100,000, at the northwest corner of Jay and

and dwelling, cost \$3,400.

On the southeast corner of Flatbush and Snyder avenues the K. & B. Construction Company will erect a row of five two story brick stores and dwell-ings, cost \$22,000.

The statistical report as compiled by James W. Spencer, statistical not the bursey apartments will be built by the De Kalb Construction Company at a cost of \$70,000 on the north side of Clarkson street, east of Flatbush avenue. The Etlinger Construction Company will improve the northwest corner of President street and Utica avenue with three four story brick tenements, to cost \$85,000. A six story brick tenements to cost \$40,000 is to be built by Charles Lehrien on the south side of Wilson street, west of Lee avenue. The Havemeyer Construction Company will erect a four story brick tenement on the south side of Maujer street, east of Union avenue, at a cost of \$22,000. Harris B. Senft will build a four story brick tenement with stores on the west ride of Cherten and the south side of Cherten and the south store of Cherten and the south side of Cherten and the south store of the south side of Cherten and the south store of the south side of Cherten and Utica avenue. The south side of Maujer street, east of Union avenue, at a cost of \$22,000. Harris B. Senft will build a four story brick tenement with stores on the west ride of Cherten and the south side of Cherten and Utica avenue. The south side of Maujer street, east of Union avenue, at a cost of \$22,000. Harris B. Senft will build a four story brick tenement with stores on the west ride of Cherten and Utica avenue. The south side of Cherten and Utica avenue with three four story brick tenements, to cost \$55,000 last year; no fottels as against one costing \$2,234,000 last year; no fottels as against one costing \$25,000 last year; five churches, costing \$350,000 last year; for costing \$10,000 as against twee costing \$50,000 last year; five churches, costing \$50,000 last year; for propert as complete for dwelling houses, no costing \$2,106,000 last year; in for dwelling houses, no costing \$2,106,000 last year; in hotels, as against one costing \$10,000 as against tweel costing \$2,234,000 last year; in for costing \$10,000 as against tweel costing \$25,000 last year; brick tenement with stores on the west side of Christopher avenue, south of Livonia avenue, at a cost of \$40,000.

A two story brick theatre is to be erected at the southwest corner of Pitstructures costing \$33,000 as again eight costing \$387,600; three other costing \$32,375 as again eight costing \$4,200 last year. kin and Vermont avenue by Hyman chairmowitz and arother at a cost of The most important build

### LOT AUCTION IN FLAT SECTION.

Sale Near Jerome Ave. Subway.

Owing to the calling of an existing first mortgage, placed some years ago, the property of the Upland Realty Com-pany, which in its entirety comprises the 172 improved lots bounded by

side Park, Bellecourt and Bayside. From Great Neck a run of about five Flushing to Bayside. Continuing along Broadway brings the motorside, Douglasday about two miles beyond Bayside, Douglasday about two miles beyond Bayside, Douglasday about two miles beyond Bayside, Douglasday areached, with Douglasday areached by the north through Port Washington Estates and several other developments, all of which are reached by the asphalt road system of Nassau county, which is patterned after and fully as good as the asphalt roads in the Borough of Queens.

From Great Neck a run of about five rome avenue for early assemblage into a route of the dual system, which will be a reduced this area direct rapid transit to the north through Port Washington Estates and several other developments, all of which are reached by the asphalt road system of Nassau county, which is patterned after and fully as good as the asphalt roads in the Borough of Queens.

The Washington Bridge section of

Front streets, Grand Union Tea Company owners.

The Washington Bridge School Sc The Washington Bridge section of Building of small dwellings is active in the Eastern Parkway section. The New Style Building Company will erect seven two story brick dwellings on the

tion, so that the trend must be eastward toward the property of the Upper Realty Company to be sold at auction

## MAY A POOR MONTH FOR BUILDERS HERE

Builders were not as active hattan last month as during the ponding month last year. dwellings, cost \$30,000 are to be two story brick dwellings are to be built by Abraham Segalowitz, and another on the east side of Snediker avenue, cost \$26,000, and on the northeast corner of Snediker and Hegeman avenues Gordon & Halpern will build a two story store and dwelling, cost \$3,400.

Fightbush buildings shows a decrease with t exception of municipal buildings, plac of amusement, hospitals and churches The statistical report as co

against three costing \$452.000 has y five places of amusement costing \$1 750 as against four costing \$63.000 year; four hospitals costing \$480 as against none last year; one at

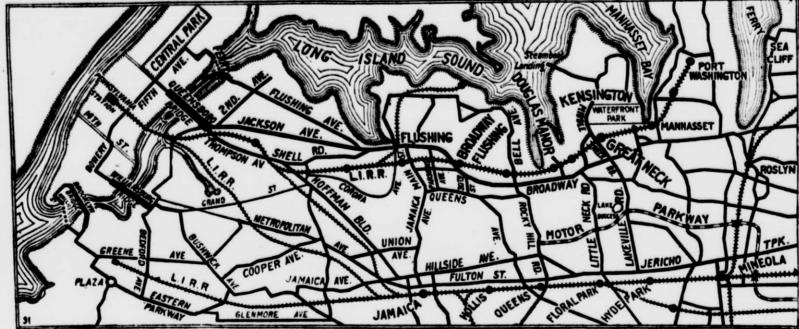
The most important building planting the month were the hot to be built at the southwest Washington Square West and ton place for Frederick D. Fr Thirty-eighth street; a \$ Hospital on the east side and Eighty-ninth street, and the \$22

## NEW RIDGEWOOD CAR LINE

President Williams of the Brook

od section, headed by the neens county which seems to actory to all the residents don and which is expecte he approval of the Board

## FINE ROADS CONNECTING ALL SECTIONS HELP QUEENS REALTY VALUES GROW



TAXPAYERS OUTING.

The West Side Taxpayers Associatio will hold its annual outing on Tuesday, June 8, at A. Hoffman's Park, corner Eastern Boulevard and Fort Schuyler road, in Westchester.

while these thoroughfares are as

SEVENTH WARD IN HOT FIGHT.

brance Yard Location.

owners had a hearing last week before Borough President Marks on the pro-

posed incumbrance yard to be placed under Manhattan Bridge between Mon. I

roe and Madison streets. The meeting

of the Jacob Rils Settlement, the Rev.

a third route is by turning north from Jackson avenue into Second avenue and While these thoroughfares are as good as any on Long Island they furnish no opportunity of seeing the high.

Adams & Keeler have rented to Elli Robinson of New York the L. L. Robinson of New York the L. L.

Secondary only to the new electric rapid transit system of Queens in enhancing the values and attractiveness of the real estate developments of the probably the finest in the country—built there during recent years. Few people have any conception of the extent of this system, for most automobilists after crossing the Queensboro Bridge continue out Thompson avenue to Jamaica then take the Jeriche turnpike through the centre of the island or the entre of the island or the Markash through the centre of the island or the Markash through the centre of the island or the Markash through the centre of the island or the Markash through the finest in the country—built is by asphalt roads nearly as the southwest corn and then take the Jeriche turnpike the supplace. Shakespeare avenue, is by way of Broadway through Broadway the flet is Westmoreland, which extends and the table. Extra the southwest corns the left is Westmoreland, which extends and the long Island the taken the southwest corns is by way of Broadway through B

## SUBWAY TO YONKERS LINE.

sion of the Broadway subway to the city line. They will cooperate with S. Standwood Menkon of counsel for the Van Cortlandt estate: McDougall Hawkes. Høulder Hudgins, Florence J. Sullivan and other representing taxpayers' associates in arranging a public hearing before the Public Service Commission.

Existing traffic to and from the upper part of the city, it is pointed out, is sufficient to warrant the extension of the Broadway line. The growth of River
sion of the Broadway subway to the city and a cost of \$31,500; Harold R. Hanson, two two story dwellings on the north side of Carroll street, east of Broadway line. The growth of River
nue, at a cost of \$31,500; Harold R. Hanson, two two story dwellings on the north side of Carroll street, east of Broadway line. The growth of River
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nue, at a cost of \$31,500; Harold R. Hanson, two two story dwellings on the north side of Carroll street, east of Broadway line. The growth of Street Part of Carroll street, east of Broadway line and the greatest amount of headway in the gratest amount of headway over private property over private property on the north side of Crown street, east of Broadway line and the greatest amount of headway in the public street savenue and Featherbed lane district, the tendency to build being even where, with the completion of several new buildings now being erected below to cost \$22,000, and J. K. Cole, Inc. four two story dwellings on the north side of Crown street, east of Broadway line and the greatest amount of headway in the prelimpton, Nelson and Shake
Broadway line are a cost of \$31,0

Broadway line. The growth of River-dale following the establishment there of the College of Mount St. Vincent. Memorial School and the Neighborhood Settlement School is urged as a reason why the subway should go through to instead that the Broadway service be continued north of 242d street by means of an open cut tunnel in Van Cortlandt Park paralleling Broadway at grade, the roof to be used as a driveway or for such other purposes as the city may decree.

accessible to the people of New York cost ranges from 20 to 40 cents for each single fare, while the additional tax revenues accruing from the improvement would cover the cost of the extension in two or three years. There is at present a fixed population of 100,000 in the territory to be served. It is suggested that the Ninth avenue

elevated express service be extended from 155th street over the Harlem River Speedway to a junction with the Broadty subway at a point above Dyckman

Flushing Heights Realty Company. Manhattan; capital. \$30,000; directors. Thomas J. Costello, Ernest T. Van Zandt and Jules A. Coelos. New York ty. Plaza Building Company, Manhattan Christian, H

York city. Wey Building Company, Manhattan

Melrose Holding Corporation, Man-hattan; capital, \$1,000; directors, C. Augustus Meier, Arthur T. Brown and

Felst & Feist have sold for Levi Weinthe Swayne estate's Sandringham on
the Simmecock Hills to Haroid Waiker.

"The Torrens System of Lond Association," the House, Groseman & Vorhaus have se
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# Horace-Mann Boys School, Riverdale Country School, Manhattan College. Flats Replace Homes in Borough Park, Scene of Coming Auction



## New Shore Front Homes at Malba on the Sound





Frank A. Seaver has sold six lots on

### erect six family apartments.

## QUEENS DWELLING SALE.

plot. 80x199, on the north lifty-fourth street.

A. Seaver has sold six lots on her dwelling at 66 Walthery has leased her dwelling at 66 Walthery avenue. Ridgewood, N. J., to M. S. Schreimer of like and loan Associations will be held in Port Jervis on June 10-11. Its sessions are open to the general public. Following is the programme:

BUYER FOR L. I. CITY PLAT.

Jeremish F. Ryan, builder, has sold to Charles P. Olofson the five story apartment house on Academy street, near Broadway. It is the third of a row to be sold recently by Mr. Ryan. John Green negotiated the sale.

Archibald Rogers; Mrs. Alfred Nelson's the ocean to see Elements in the Growth of One "Same Elements in the Growth of One Island Railr (Company's tracks wherever their company's tracks wherever their company to the company that the company the company that the company th

Bridgehampton road to R. A. Correa; James M. Hawley has sold 707 Wood- Mrs. Armande Kleisler's cottage on ward avenue, Queens, for Julius Stern to Conrad Naus for business purposes.

Shinnecock road to Clendenin J. Ryan; Samuel Wargins's cottage on Meeting BIG NEWARK APARTMENT SALE. House lane to Charles A. Lindley, and Felst & Feist have sold for Levi Wein- the Swayne estate's Sandringham on

loss to know how to avoid the contract which the city entered into for the building of a wall to have 250 feet building of a wall to have 250 feet length on Madison street and 250 feet on Monroe street, as well as side walls of over 200 feet from Madison to Monroe street. Local property owners say that to build this structure will have a damaging effect on the renting of tenements, which means reducing the asset of Brooklyn, as against 53 to the acre in Queens in 1940.

The members of the Municipal Club ments, which means reducing the asset of Brooklyn, which is composed of many prominent business men of that

the five blocks that surround the proposed incumbrance yard, where the assessed values are more than \$7,500,000.

A committee of property owners, at President Marks's suggestion, took up the matter with the J. Kresse Company, the contractors, of cancelling the contractors asked that \$52,000 be paid as a consideration for them to quit.

I construction work, waterfront developments, new industrial enterprises and residential developments.

At the annual dinner of the club Mr. Willis also stated: "Just as the opening of the Brocklyn Bridge in 1883 marked a new epoch in the developments of the Queensboro Bridge in 1909 mark a new epoch for the future developments.

ideration for them to quit.

The Land Bank of the State of New York; Its Organization and Progress."

Edwin F. Howell, New York; Walter L. Durack, Brooklyn; B. G. Parker, Gouverneur; John J. Dillon, New York.

WANT SUBWAY JOINED TO L.I.R.

Association," E. E. Stanton, Pioneer Association, Troy.

sociation, Troy.

"Credit Unions and Their Relations to Savings and Loan Associations," Arthur H. Ham of the Russell Sage Foundation.

"Personality as a Controlling Factor in the Consideration of Loans." Christoph Graebner, Port Jervis.

"The Poor Man and the Savings and Loan Association." Charles C. Zoller, Rochester.

Rochester.

Thomas Reilly and Anna Reilly, New York city, Dora Building Company, Brooklyn, Capture of the Long Island system at the Flatbush avenue station, the terminus of both roads.

This could be done at little expense and would be a great convenience to the public. At present a change of cars and would be a great convenience to the public. At present a change of cars and an extra fare is necessary to get convenience for Julian W. Brandon and James from Hanny from Hanny

## PREDICTS 4,000,000 PEOPLE FOR QUEENS

That Many Expected in 1940, 12,000,000.

J. E. Steen of the Church of the Sea and Land, B. J. Well of Weil & Meyer. Chamber of Commerce of the Borough of Miss Lillian Wald, a settlement worker: Queens, in an address before the mem-James Shea, M. J. Mahoney, E. N. Krule-bers of the Municipal Club of Brookwitch, Mr. Roggen, Nathaniel Phillips, lyn at their annual dinner last night J. Schwartz, all of whom voiced ob-at Hollis said that in twenty-five years jections to the proposal. A petition to the Borough of Queens would not only jections to the proposal. A petition to the Borough of Queens would not only President Marks was signed by the Rev. James B. Curry of St. James tion of Brooklyn. Mr. Willis bases this Catholic Church, also the Rev. J. C. McEntyre of St. Theresa R. C. Church, also the Rev. J. C. McEntyre of St. Theresa R. C. Church, also the growth of New York at the city from its present population of 5.—A number of Jewish congregations in the vicinity are opposed to the proposed incumbrance yard.

Borough President Marks was at a loss to know how to avoid the contract further that of this 8,000,000 both which the city entered into for the Brooklyn and Queens will each have a

ments, which means reducing the assessed value and the tax returns.

The present incumbrance yards are on the river front and have five blocks of property surrounding them. These five blocks, as well as the whole of the block of which the present incumbrance yard is a part, are assessed at \$3,000,000, and a good part of these blocks are used for stables and factories and few good tenement houses, made an automobile trip of imprestion. tories and few good tenement houses, made an automobile trip of inspection as compared with the houses that are on throughout the borough visiting rapid the five blocks that surround the pro-

a new epoch for the future develop-ment of Queens borough. With the SAVINGS AND LOAN CONVENTION rapid transit lines that are now about to connect Manhattan with Queens the latter borough will be placed on an "Considering that Queens will have

The twenty-eighth annual convention equal transit facilities, and that it is nearest to the all day business centre of Manhattan, and that it has an energy and Loan Associations will be held of forty square miles more than Brook-lyn, it is fair to estimate that the grow'r Following is the programme:

"The Land Bank of the State of New will be greater than that of any other section of New York city."

# Connection at Platbush Avenue

The Equal Transit League, compris-"S.me Elements in the Growth of One Public Service Commission to negotiate Association." E. E. Stanton, Pioneer As-for use of the Long Island Railroad

# 100,000 People in North End Want

Ex-Congressman William S. Bennet.
Mayor Lennon and Judge Joseph H.
Beall of Yonkers have been added to a special committee which will urge extension of the Broadway subway to the city of

With New York a City of

Ex-Congressman William S. Bennet.
Mayor Lennon and Judge Joseph H.
Beall of Yonkers have been added to a special committee which will urge extension of the Broadway subway to the city brick dwellings on the north side of Carroll street, east of Albany avenue, at a cost of \$25.

Crown Bullders, six three story brick dwellings on the Broadway was completed.

In the immediate vicinage of the Upsion of the Broadway subway to the city
nue, at a cost of \$31,500; Harold R.
line They will congreste with S. Stan.
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Attention is called to the fact that northerly groves and woodlands. round trip. By extending the subway the park lands would be accessible at a

NEW REALTY CORPORATIONS. The following realty corporations were chartered at Albany yesterday:

capital, \$5,000; directors, Abraham Wolff, Louis Epstein and Max S. Yar-fitz, The Bronx.

735 Park Avenue Corporation, Manhattan; capital, \$1,000; directors, C. Augustus Meier, Arthur Brown Meier and Elizabeth Stirrett Meier, New York city.

Brooklyn and Queens, is urging the Public Service Commission to negotiate for use of the Long Island Railroad Company's tracks wherever their use Thomas Reilly and Anna Reilly, New